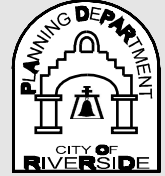


AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,874th Meeting



9:00 a.m. January 20, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P04-1469:** Proposed design review by the City of Riverside Park & Recreation Department for the construction of a 11,596 square-foot fitness center addition attached to the southerly portion of the existing 12,085 square-foot Arlanza Community Center building at John Bryant Park, an approximately 20.7-acre neighborhood park located on the southerly side of Philbin Avenue between Wohlstetter Street and Corwin Lane in the O — Official Zone.
2. **PLANNING CASE P04-1392:** Proposal by Richmond American Homes for the Design Review of the plot plan and building elevations for an approved planned residential development consisting of 55 single family detached residences together with parking, private and common open space on approximately 6.87 acres of vacant land located at 4962 Dewey Avenue, situated on the southerly side of Dewey Avenue, westerly of Carlo Way, in the in the R-1-65 - Single Family Residential Zone.
3. **PLANNING CASE P04-1382:** Proposal for design review of a plot plan and building elevations by Gary Fairchild on behalf of Sterling Housing, for a 152 unit, 528 bedroom, student housing complex together with commercial retail lease space on approximately 5.15 acres at 1300, 1360 and 1410 University Avenue, situated on the south side of University Avenue, west of Iowa Avenue, in the C-2-SP - Restricted Commercial and Specific Plan (University Avenue) Combining Zones.
4. **PLANNING CASE P04-0950 (Continued from January 6, 2005) :** Proposal by Pete Mitchell on behalf of EMS Real Estate for the Design Review of the plot plan and building elevations for an approved senior citizens housing project consisting of 224 one and two-bedroom independent senior apartment units on approximately 10.7 acres developed with two single family residences situated southerly of Colorado Avenue, westerly of Snowberry Avenue and Adams Elementary School and northerly of Raintree Avenue, in the R-1-65 - Single Family Residential Zone. *(Related Planning Case - P04-0075.) (The applicant requests continuance off calendar and staff concurs.)*

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

5. **ADMINISTRATIVE PLANNING CASE P04-1080:** Proposed Minor Conditional Use Permit by Mark Moscal on behalf of Nations Rent to install a 2,000 gallon above ground fuel tank for non-commercial use at an existing equipment rental and storage facility on approximately 6 acres located at 3275 Columbia Avenue, situated at the northwesterly corner of Columbia Avenue and Primer Street, in the C-3 General Commercial Zone.
6. **PLANNING CASE P04-1416:** Proposal for design review of building elevations by Eric Sautter, AIA on behalf of Rufus Barkley, for the exterior remodeling of two office-industrial buildings, totaling approximately 40,000-square-feet in area, on 3 acres, situated on the southeasterly corner of Kansas Avenue and La Cadena Drive, in the M-1— Light Manufacturing Zone.

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 7a. **PLANNING CASE P04-0803 (Continued from January 6, 2005):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests further continuance to the February 17, 2005 meeting and staff concurs.)*
- 7b. **PLANNING CASE P04-0967 (Continued from January 6, 2005):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests further continuance to the February 17, 2005 meeting and staff concurs.)*
- 8a. **PLANNING CASE P04-1120 (Continued from January 6, 2005):** Proposed conditional use permit by Kassab Ama to establish a service station and mini-mart with off-site alcohol sales on approximately one vacant acre, situated on the northerly corner of Market Street and Rivera Street, in the C-2 Restricted Commercial Zone. *(This case is being heard concurrently with P04-1157 and P04-1119). (The applicant requests further continuance to February 3, 2005 and staff concurs.)*
- 8b. **PLANNING CASE P04-1157 and P04-1119 (Continued from January 6, 2005):** Proposed conditional use permit by Kassab Ama to establish an approximately 5,000 square foot market with off-site alcohol sales, and a design review of the plot plan and building elevations for an approximately 10,000 square foot, one-story commercial building and related parking, on an approximately one vacant acre, situated on the northwesterly side of Rivera Street, between Market Street and Allstate Drive in the C-2 Restricted Commercial Zone. *(These cases to be heard concurrently with P04-1120). (The applicant requests further continuance to February 3, 2005 and staff concurs.)*
9. **PLANNING CASE P04-0728 (Continued from January 6, 2005):** Proposed conditional use permit by Keith and Alicia Cunningham to expand an elderly board and care facility to allow up to 18 ambulatory clients on approximately 1 acre, developed with an existing board and care facility at 3715 Monroe Street, situated the northeasterly side of Monroe Street, southeasterly of Magnolia Avenue, in the R-1-65 Single Family Residential Zone. *(The applicant requests further continuance to the February 3, 2005 meeting and staff concurs.)*
- 10a. **PLANNING CASE P04-1289 (Continued from January 6, 2005):** Proposed conditional use permit by Terry Talley on behalf of Neal T. Baker Enterprises to construct an approximately 2,100 square foot fast food restaurant with a drive thru "Baker's" on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This*

case to be heard concurrently with Planning Cases P04-1290 and P04-1292.) (The applicant requests further continuance to the February 3, 2005 meeting and staff concurs.)

- 10b. **PLANNING CASE P04-1290 (Continued from January 6, 2005):** Proposed conditional use permit by William Navigato to construct and operate an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1292.) (The applicant requests further continuance to the February 3, 2005 meeting and staff concurs.)*
- 10c. **PLANNING CASE P04-1292 (Continued from January 6, 2005):** Design Review of Plot Plan and Building Elevations by Terry Talley on behalf of Neal T. Baker Enterprises for an approximately 2,100 square foot fast food restaurant with a drive thru and an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1290.) (The applicant requests further continuance to the February 3, 2005 meeting and staff concurs.)*
11. **PLANNING CASE P04-1031 (Continued from January 6, 2005):** Proposal of Eddy Sutiono, on behalf of the Sugarbush Properties, for variances related to the installation of two freestanding signs on 18 acres developed with a commercial center, “University Town Center”, at 1756 University Avenue, situated on the southwest corner of University and Chicago Avenues, in the C-2 – Restricted Commercial Zone. **Variances requested:** 1) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along Chicago Avenue, where the Zoning Code allows a maximum 25-foot high, double-face freestanding sign with a maximum sign area of 100-square feet and three lines of copy; 2) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along University Avenue, where the Zoning Code allows a 6-foot high, double-face freestanding sign with a maximum sign area of 25-square-feet and two lines of copy. *(The applicant requests further continuance to February 17, 2005.)*
12. **PLANNING CASES P04-1306 AND P04-1307:** Proposed conditional use permit and the design review of a plot plan and building elevations by Reeves Associates on behalf of Lake Development Group to establish a 15,004 square-foot drug store with a drive-thru pharmacy and a 1,152 square-foot restaurant building on an approximately 1.23 acre site developed with a used car dealership and auto repair facility at 3375 Market Street, situated on the westerly side of Market Street between 3rd and 4th Streets, in the DSP-RC - Downtown Specific Plan - Raincross District. *(Staff recommends continuance off calendar.)*
13. **PLANNING CASES P04-1302 & P04-1304 (Continued from January 6, 2005):** Proposal of Canty Engineering Group, Inc. on behalf of the Hindu Society of the Inland Empire for a revised conditional use permit and design review of a plot plan and building elevations to establish an approximately 34,000 square-foot two-story multiple purpose building including office and classroom space on approximately 2.28 acres of land developed with two single

family residences and related accessory structures located at 3733 - 3771 Everest Avenue, situated on the easterly side of Everest Avenue, approximately 200 feet southerly of Magnolia Avenue in the R-1-65 - Single Family Residential and P - Parking Zones.

- 14a. **PLANNING CASE P04-1358** (*Continued from January 6, 2005*): Proposal by Gilles Sayah for a variance related to the construction of an approximately 6,684 square foot commercial building on approximately 0.54 vacant acres at 2308 University Avenue, situated on the southwesterly corner of University and Eucalyptus Avenues, in the C-2-SP-Restricted Commercial and Specific Plan Combining Zone. **Variance requested:** to permit direct alley access to the proposed off-street parking area where an internal circulation system is required. (*This case to be heard concurrently with P04-1081*).
- 14b. **PLANNING CASE P04-1081** (*Continued from January 6, 2005*): Proposal for design review of a plot plan and building elevations by Elias Alfata on behalf of Gill Sayah for an approximately 6,684 square foot commercial building on approximately 0.54 vacant acres at 2308 University Avenue, situated on the southwesterly corner of University and Eucalyptus Avenues, in the C-2-SP-Restricted Commercial and Specific Plan Combining and "P"-Parking Zones. (*This case to be heard concurrently with P04-1358*).
15. **PLANNING CASE P04-1324**: Proposed Parcel Map 33064 by IW Consulting Engineers, Inc. on behalf of Bill and Diana Reeves, to subdivide approximately 3.73 acres developed with a single family residence into two lots at 2525 Raeburn Drive situated at the terminus of Raeburn Drive and southerly of Victoria Avenue in the R-1-130 - Single Family Residential Zone.

9:30 a.m.

16. **PLANNING CASE P04-1354**: Proposed Tract Map 31849 (revised) by Sake Engineers Inc, on behalf of Harry L. Young to subdivide approximately 4.18 acres into 19 lots, situated on the southwest corner of Tyler Street and Hedrick Avenue in the RR-Rural Residential (tentative R-1-65–Single Family Residential) Zone. (*This case to be heard concurrently with P04-1452, P04-1453 and P04-1454*)
- 17a. **PLANNING CASE P04-1452**: Proposed Tract Map 33158 by Sake Engineers, Inc, on behalf of Harry Young, to subdivide approximately 3.18 vacant acres into 12 single family residential lots, situated on the east side of Jones Avenue, between Hedrick and Wells Avenues in the RR-Rural Residential (proposed R-1-65) Zone. (*This case to be heard concurrently with P04-1354, P04-1453 and P04-1454*)
- 17b. **PLANNING CASE P04-1453**: Proposed general plan amendment by Sake Engineers, Inc on behalf of Harry Young, to amend the land use designation of approximately 3.18 vacant acres, situated on the east side of Jones Avenue, between Hedrick and Wells Avenues, from the RSR-Semi-Rural Residential to the RMD-Medium Density Residential designation. (*This case to be heard concurrently with P04-1354, P04-1452 and P04-1454*)
- 17c. **PLANNING CASE P04-1454**: Proposed rezoning by Sake Engineers, Inc on behalf of Harry Young, to amend the Municipal Code (Title 19) to rezone approximately 3.18 vacant acres situated on the east side of Jones Avenue, between Hedrick and Wells Avenues, from

the RR-Rural Residential Zone to the R-1-65-Single Family Residential Zone. *(This case to be heard concurrently with P04-1354, P04-1452 and P04-1453)*

- 18a. **PLANNING CASE P04-1094:** Proposed General Plan Amendment by Watt Developers to amend the land use designation of approximately 20 acres developed with a drive-in theater, situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue from the PKO Other Recreation to RMD Medium High Density Residential . *(This case is being heard concurrently with Planning Cases P04-1095, P04-1444, P04-1445 and P04-1446).*
- 18b. **PLANNING CASE P04-1095:** Proposed rezoning by Watt Developers to amend the Municipal Code (Title 19) to rezone approximately 20 acres of land developed with a drive-in theater, situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue, from the R-1-65 - Single Family Residential Zone to the R-3- 40 Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1094,P04-1444, P04-1445 and P04-1446)*
- 18c. **PLANNING CASE P04-1444:** Proposed Tract Map 32659 by R.T. Quinn and Associates on behalf of Watt Developers to subdivide approximately 20 acres of land developed with a drive-in theater for condominium purposes to facilitate the development of a 206-unit small lot single family residential development, situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue in the R-1-65 -Single Family Residential Zone (Proposed R-3-40 - Multiple Family Residential Zone). *(This case is being heard concurrently with Planning Cases P04-1094, P04-1095 P04-1445 and P04-1446).*
- 18d. **PLANNING CASES P04-1445 and P04-1446:** Proposed planned residential development and the design review of a plot plan and building elevations by Watt Developers to establish a 206 unit small lot single family residential planned residential development together with parking, private and amenitized common open space areas on approximately 20 acres of land developed with a drive-in theater situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue, in the R-1-65 - Single Family Residential Zone (Proposed R-3-40 - Multiple Family Residential Zone). *(These cases are being heard concurrently with Planning Cases P04-1094, P04-1095 and P04-1444).*

10:00 a.m.

- 19a. **PLANNING CASES P04-1557:** Proposal by Century American Development Corporation to amend the Municipal Code (Title 19) to rezone approximately 38.6 acres of land located at the southeast corner of Chicago Avenue and Krameria Street, from the R-1-125-SP Single Family Residential Zone to the R-1-100-SP Single Family Residential - Orangecrest Specific Plan Combining Zone. *(These cases are being heard concurrently with Planning Cases P04-1372 and related to P04-1238). (The applicant requests continuance to the February 3, 2005 meeting and staff concurs.)*
- 19b. **PLANNING CASE P04-1372:** Proposed Tract Map No. 32997, a proposal by Century American Development Corporation to subdivide approximately 38.6 acres of land into 100 residential lots and one open space/detention lot located at the southeast corner of located at the southwest corner of Chicago Avenue and Krameria Street in the R-1-125-SP Single

Family Residential - Orangecrest Specific Plan Combining Zone. *(This case is being heard concurrently with Planning Cases P04-1557 and is related to P04-1238). (The applicant requests continuance to the February 3, 2005 meeting and staff concurs.)*

19c. **PLANNING CASE P04-1238 (Annexation 101- Mariposa Avenue):** Consideration of an annexation report and plan for providing services and to establish appropriate pre-zoning and General Plan land use designations to be placed on approximately 225 vacant acres generally bounded by Gamble Avenue to the west, Krameria Avenue to the north, Mariposa Avenue to the south and Obsidian Drive to the east. *(This case is related to P04-0912, P04-1372 and P04-1557).*

19d. **PLANNING CASE P04-0912:** Proposed Tract Map No. 32646, a proposal by M.R. South Partners, L.P. to subdivide 80.44 acres into 96 residential lots and 2 open space/detention basin lots located at the southwest corner of Chicago Avenue and Krameria Street in the R-1-125-SP Single Family Residential - Orangecrest Specific Plan Combining Zone and the R-A-SP Residential Agricultural - Orangecrest Specific Plan Combining Zone. *(This case is being heard concurrently with Planning Cases P04-0979, and is related to P04-1238).*

E. **WORKSHOP** - 12:00 p.m.

20. Continued review of the General Plan 2025 Program with emphasis on the Zoning Code. The Commission will adjourn to the Board Room for this lunch time workshop.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

G. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

21. Appointment of replacement Land Use Committee representative.

22. Report from the City Planning Commission representative to the City Land Use Committee.

23. Recent City Council actions of interest to the City Planning Commission.

24. Briefing on upcoming agenda items.

H. **MINUTES** The minutes of November 4, 2004 and November 18, 2004 to be presented for approval.

I. **ADJOURNMENT**

Adjournment to the February 3, 2005 meeting at 9:00 am.